



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**October 10, 2005**

**SUBJECT:**           **2005-0778 – Super Space Self Storage** [Applicant]  
                  **Advanced Micro Devices** [Owner]: Application on a 3.4-acre  
                  site located at **901 and 902 Thompson Place** (frontage on  
                  Arques near Wolfe) in an M-S (Industrial & Service) Zoning  
                  District.

Motion               Use Permit to allow the construction of a three-story self-  
                            storage facility totaling 200,636 square feet with a 136%  
                            floor area ratio

**REPORT IN BRIEF**

**Existing Site**           Vacant manufacturing facility  
**Conditions**

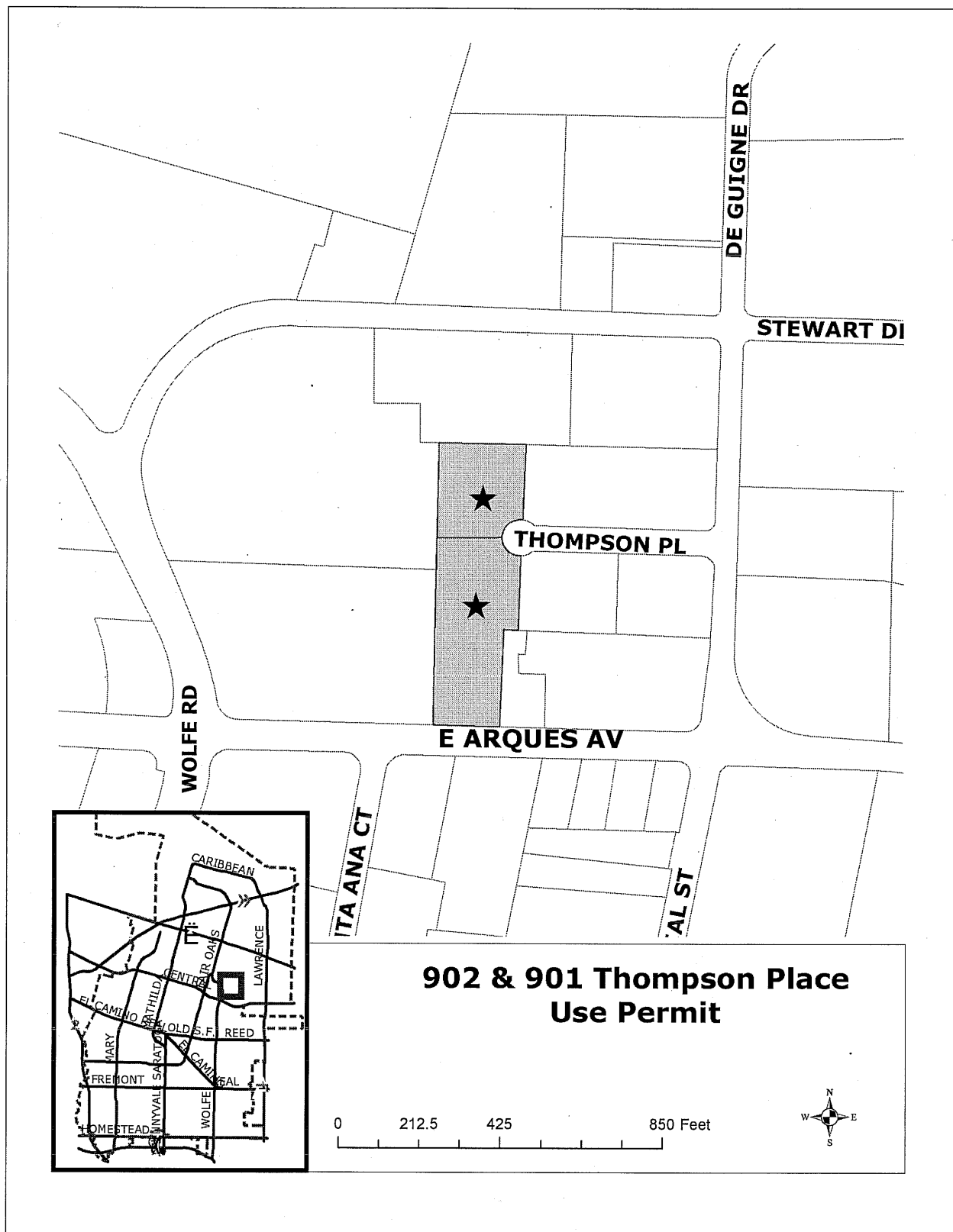
**Surrounding Land Uses**

North	General Industrial/Office
South	General Industrial/Office
East	General Industrial/Office
West	Large Retail Under Construction (Lowe's)

**Issues**               Architecture

**Environmental**       A Negative Declaration has been prepared in  
**Status**               compliance with California Environmental Quality  
                            Act provisions and City Guidelines.

**Staff**                 Approve with Conditions  
**Recommendation**



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Industrial	Same	Industrial
<b>Zoning District</b>	MS	Same	MS
<b>Lot Size (acres)</b>	3.38	3.38	.51 min.
<b>Gross Floor Area (s.f.)</b>	47,160	200,800 total 199,300 Storage 1,500 Office	No max.
<b>Lot Coverage (%)</b>	32	44	45 max.
<b>Floor Area Ratio (FAR%)</b>	32	136	By Use Permit
<b>No. of Buildings On-Site</b>	1	1	---
<b>Building Height (ft.)</b>	24	36	75 max.
<b>No. of Stories</b>	1	3	8 max.
<b>Setbacks</b>			
• <b>Front (Arques)</b>	330	90	25 min.
• <b>Left Side</b>	20	20	0 min.
• <b>Right Side</b>	85	55	26 min.
• <b>Rear</b>	83	87	0 min.
<b>Landscaping (sq. ft.)</b>			
• <b>Frontage Width (ft.)</b>	20	25	15 ft. min.
• <b>Total Landscaping</b>	17,600 (12%)	34,400 (23%)	29,447 (20%) min.
• <b>Parking Lot Area Shading (%)</b>	N/A	50%	50% min. in 15 years
<b>Parking</b>			
• <b>Total Spaces</b>	60	87	87 min.
• <b>Standard Spaces</b>	60	42	40
• <b>Compact Spaces/ % of Total</b>	none	41	50% max.
• <b>Accessible Spaces</b>	none	4	2 min.
• <b>Bicycle Parking</b>	unknown	none	none
<b>Stormwater</b>			
• <b>Impervious Surface Area (s.f.)</b>	130,809	109,115	Group 1 threshold 43,560
• <b>Impervious Surface</b>	88.8%	74.1%	N/A

**ANALYSIS**

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**Description of Proposed Project**

The proposed project is a self-storage facility designed for individual storage in a climate-controlled setting. The facility has approximately 200,000 square feet of storage space on three levels. There is also a 1,500 square foot administrative office along Arques Avenue and a truck loading area near the Thompson Place entrance. The individual units may range in size from 50 square feet to 200 square feet for with over 1,000 units within the facility. No exterior storage or direct access to units is proposed in the design.

**Background**

There are no recent planning actions on the site. The site was developed in 1968 as a manufacturing facility and has been vacant since 1994.

**Environmental Review**

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. The site has known groundwater contamination and has been under remediation for over ten years. The Lead Agency for the cleanup requirements is the Regional Water Quality Control Board (RWQCB) and the City is acting as Responsible Agency for CEQA in regards to issues relating to contamination and hazards of Volatile Organic Compounds (VOC) within the soils. RWQCB supports the Use Permit application in compliance with its clean up requirements. No other potentially significant issues were discovered during the project review. (see Attachment C, Initial Study; Attachment D, Water Board Correspondence).

**Use Permit**

Arques Avenue is home to two other self-storage facilities. One is located near Fair Oaks Avenue and the other was recently approved in February and is to be constructed near Lawrence Expressway. Both facilities have one-story direct exterior access facilities and the new facility near Lawrence also includes some 2nd story corridor access storage units. A third storage facility located in the area on Stewart Drive near Lawrence Expressway provide climate controlled storage. The proposed use of self-storage is considered an appropriate use within an industrial zone due to their need for security and the general warehouse/storage nature of such facilities as well as their compatibility with adjacent industrial building forms in addition to industrial uses. Although the best location for self-storage is in an industrial area, its development may be seen as limiting the potential for other job producing business.

Although three other facilities are located nearby, staff supports the proposed use due to the characteristics of the surrounding area as a mix of general industrial uses, good community access via major arterials, the need for reinvestment in the existing site, and the need to further implement contamination cleanup. The proposed use is ideal for locating on a previously polluted site due to the lack of potential exposure of people to the groundwater pollution.

The facility is designed to provide secure access for customers to the interior of the facility. Access is permitted via entry through the office area as well as in the truck loading area. A customer would need to check in with facility personnel to gain access to the facility. The facility is designed to operate seven days a week and from 7 am to 7 pm. No restriction on hours is proposed by staff.

**Site Layout:** The project is designed to front upon Arques as its primary address and access point. The office area and a customer parking lot are located along the Arques façade. The project includes a second access from Thompson Place and a truck loading area located near this location. The building is located to the west side of the site to allow for parking along the east side of the site nearest to the two entrances to the facility. Although no side yard setback is required along the west side of the property there is a 20-foot space for landscaping along the western perimeter. This area complements the abutting Lowe's development future landscape strip and employee parking area along the common boundary. A total of 85 feet will separate the two buildings upon completion of the two developments.

*Stormwater Management:* The previous site development was approximately 90% impervious surface with no treatment of stormwater. The proposed plans reduce the impervious surfaces to approximately 77%; however, the site is required to implement Group I stormwater management requirements for runoff control and treatment. The treatment measure is an in-ground hydrodynamic device.

*Lot Lines, Easements and Undergrounding:* The existing site is a combination of two parcels that are required by a condition of approval to be merged to allow for construction of the new building. The site also contains a number of easements, including PUE and nitrogen lines. The applicant shall also vacate unnecessary easements or secure encroachment rights prior to construction of the new facility. Due to the redevelopment of the site the project is required to underground overhead service lines on the site as well as service drops to the facility. It should be noted that along the common property line with Lowe's where the majority of the overhead lines are located there are approximately five trees that could be impacted by the undergrounding of the overhead lines.

Replacement of these trees, that have been under-maintained and topped off due to the utilities, may be necessary in conjunction with the undergrounding.

The following Guidelines were considered in analysis of the project site design.

Industrial Design Guidelines	Site Layout
<i>Section I A1. New development shall enhance the character of its surrounding area through quality architecture, and landscaping and appropriate site arrangement.</i>	The development will underground existing overhead utilities and refurbish existing landscape as well as double the total area of landscaping on the site.
<i>Section V A1. Service facilities shall be located away from public view and adequately screened from surrounding uses.</i>	The truck loading is blocked from view from Arques by the building. The loading area is parallel to the Thompson frontage.
<i>Section VII 2. Office portions of warehouse shall be located in the front portion of the buildings.</i>	Office is located along the Arques frontage of the site.
<i>4. Self Storage facilities in industrial areas shall be designed so buildings are located around the perimeter of the site providing courtyards in the center.</i>	The site contains only one three-story internally accessed building, internal courtyards are inappropriate. The site includes a large landscape area in the rear.

**Architecture:** The proposed building is designed as a large industrial warehouse facility utilizing tilt-up concrete construction techniques. The building is approximately 36 feet in height to the top of the parapet as measured from the Arques top of curb. The height is generally uniform with small breaks of approximately twelve inches of height included in the design. Although there are three stories of internal storage levels the building is not divided into stories. As a comparison to the Lowe's building, it has the same tilt-up concrete wall construction and a comparable height to the standard parapet; however, Lowe's includes architectural projections for the entries to the building along the Wolfe façade that go as high as 49 feet.

The building design includes 2/3 of its Arques frontage near the street with 1/3 of the façade setback over 250 feet from the street. The building has three cosmetic treatments to enhance the appearance: vertical contrasting color bands along control joints change in wall panel textures, and the use of metal canopies projecting off of the walls above the front office and as decorative elements along the Thompson façade. The front office treatment extends to a height of approximately 12 feet with the metal canopy and has an aluminum storefront window system that wraps around the Arques and Thompson façade. Decorative lighting sconces are also included in the design.

Due to the blocky warehouse nature of the design the building has a somewhat generic appearance. Staff is recommending the applicant include a bank of windows above the current position of the office area extending the area of the façade defining the office. Staff is also recommending that the banks of windows be included along the Thompson façade on the upper levels below the metal canopies. The windows are intended to be decorative and may be spandrel glass for this purpose. Adding windows would add interest and provide the appearance of vitality to the façades. Another architectural device the applicant may consider is provide extending angled outcroppings at the front left corner of the building and in other locations along the Thompson façade. Such a combination would be considered during the review of final design plans.

In addition to the adding the windows, staff is recommending additional attention on both the west façade and Thompson façade wall colors and textures. Staff is recommending that the shorter panels include both a different main wall color and possibly a change in border pattern combined with a change of texture to enhance the proposed variability in height and materials. Staff is recommending a high degree of coarse texture be instituted on concrete panels to contrast the smoother finish of the other panels. Final selection of colors and textures will be reviewed as part of the final design plans.

The following Guidelines were considered in the analysis of the project architecture.

Industrial Design Guidelines	Comments
<i>Section II A4 Front facades of large buildings visible from a public street shall include architectural features such as reveals, windows and openings, expansion joints, changes in color, texture, and material to add interest to the building elevation. Exceptions may be permitted only where a specific architectural style offers other types of facade articulations, as determined by the planning staff.</i>	<p>The project includes a one-story office component along the Arques façade that consists of an aluminum storefront glass system. The architectural features for the design are curved metal canopies. The color scheme is identical to the whole building with a light beige walls and brown accents along control joints. One third of the façade is setback from the front. Decorative sconces are also included for interest. Staff has included a condition to add banks of non-operative windows to increase interest. Staff recommends that the sconce type be of a substantial size to be proportionate to the building size provide decorative down lighting. Staff has included conditions requiring color changes and texture changes to side wall panels.</p>

<b>Industrial Design Guidelines</b>	<b>Comments</b>
<i>E2 Large expanses of smooth material such as concrete shall be broken up with expansion joints, reveals, or changes in texture and color.</i>	The project does include control joints and changes panel textures along the Thompson Façade. Staff will review final texture design as part of the building permit and believes a coarse change is necessary to discern differences in wall types.
<i>B3 Where function necessitates a basic, box-like building form, exterior articulation such as change in color, material, or plane shall be introduced on an outer decorative shell encompassing facades which are visible from public streets. Less architecturally interesting facades of buildings shall be substantially setback and screened from public view by mature, dense landscaping as an alternative to furnishing quality architecture. Landscaping size and location shall be determined on a site-by-site basis and may exceed the minimum required in the City Code.</i>	The building is designed as a warehouse with internal corridor access to storage units. The building exceeds all setback standards and is set back approximately 30 feet further back than the abutting Lowe's building. The applicant has proposed a two tone color system and a change of texture for a three-panel section along the Thompson façade. Landscaping provides a softening effect along the frontage of Arques and along the property lines. The corridor between Lowe's and this building is 80 feet in width with 30 feet of landscaping. The area has minimal viewing angles from Arques and is not a prominent feature.
<i>B5 Main entrances to the buildings shall be well defined.</i>	The office treatment wraps the corner of the building clearly illustrating its location from Arques.
<i>D1 In new buildings, long horizontal roof lines shall be broken up by providing articulations in the facade of buildings, change in the height of portions of roofs, or change in color, material, forms, etc. Exceptions may be permitted only where a specific architectural style offers other types of roof forms and roof articulation, as determined by the planning staff.</i>	The height of the building is approximately 36 feet with a cornice defining the parapet. The parapet height varies by up to 12 inches between wall panel sections. The metal canopies are intended to provide relief and interest. The proposed uniform roofline contributes to the massive appearance of the building despite the presence of canopies. Planning recommends further roofline adjustments to distinguish the building. The applicant should investigate opportunities for architectural projections at the front corner of the building as well as possibly raising the height of some sections.



**Landscaping:** The site currently has a total of 22 trees on the site and a number of trees along the perimeter on abutting parcels. The most notable are the 6 Italian Stone Pine trees on the Lowe's property. Of the 22 trees none are heritage trees and 13 of the trees are protected trees. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground. The plans for this project include preserving five of the protected trees and removing the other eight. The trees that are scheduled for removal are in the path of parking lot and building configuration. The applicant has proposed to plant 17 trees of 36-inch box size as replacements for the removal of trees on the site. This exceeds standard replacement practices. A total of 90 new trees are to be planted on the site including Eucalyptus, Elm, and Canary Island Pines trees. No new Magnolia street trees have been requested by the City Arborist at this time.

Staff notes that the undergrounding of utilities requirement along the common Lowe's boundary may impact the existing Italian Stone Pine trees on the Lowe's site. If the undergrounding trenching cannot be accommodated away from the property line, the Italian Stone Pines may need to be removed with Lowe's consent. Replacement trees on the Lowe's property would be required.

At the study session, concern was expressed for the corridor between the Lowe's building and this project site and the removal of mature trees. The corridor is wider than staff noted at the study session at approximately 85 feet rather than 50 feet. The space will include approximately 30 feet of landscaping between the two properties including a substantial number of trees. Lowe's also includes Turfblock™ employee parking and fenced storage between the uses. Staff believes this area is well treated from a landscaping perspective and furthermore is not a prominently viewed area as people drive past the sites on Arques.

The landscaping plan provides for a minimum of 23% of the site as landscape area which exceeds the minimum 20% requirement. Although the project exceeds the minimum landscape area, staff is recommending that a section of the parking area be converted to landscaping as it not needed for circulation. Staff is recommending that the section in front of the recessed front façade be converted to landscaping while maintaining a 30-foot travel way (see Attachment F). Staff also would like to review adding landscaping across from the truck loading area to reduce the paving in that area as well. This change will help to reduce the amount of impervious surface and provide additional vegetation. The applicant is also continuing to work on meeting the 50% shading of parking and maneuvering areas in the plan. The truck loading area is exempt from the shading requirement.

The following Guidelines were considered in analysis of the project landscaping.

<b>Industrial Design Guidelines</b>	<b>Comments</b>
<i>Section IVA2. All areas not in use by structures, driveways, and parking spaces shall be properly landscaped.</i>	The applicant has provided an significant amount of landscaping in the rear of the building and provided wide frontage strips along Arques, periphery planters along parking rows, and 20-foot landscaped setback on the west side. Trees are included in all landscaped areas. Staff recommends minimizing impervious areas not used for maneuvering near the first bend around the building to add ≈1,200 sq. ft. of landscaping.
<i>Section III A4 Landscape buffers shall always be provided between parking lots and public streets and parking areas and buildings.</i>	The project includes a 25-foot landscape strip along Arques, the project has a 3-foot screen wall to further screen parking. Landscape islands are included at the Thompson entrance and along the property line.

**Parking/Circulation:** The site has two access points, the main entrance from Arques Avenue and a second entrance from Thompson Place. Vehicles are able to circulate through the site by entering and exiting from either driveway. A parking area of 17 spaces is provided at the front of the site for visitors to the main office. This area also includes four accessible parking spaces to serve the site. The remainder of the required parking is in rows along the east side of the property. Although "extra" wide parking spaces for the parking of trucks are not included in the design, the drive aisle is 30 feet in width rather than 26 to assist in maneuvering. The applicant could include additional parking by replacing landscape area in the rear with parking if needed. No security gates or fencing is included in the project layout.

**Art in Private Development:** The site exceeds two acres in size and is subject to the requirements to include artwork valued at 1% of the project's construction valuation. A separate application shall be made to the Arts Commission for approval of appropriate artwork and location. The applicant has met with the Arts Commission liaison, but has not settled on potential types or locations of artwork at this time. The artwork needs to be viewable from the public street, which could be either Thompson or Arques. Staff believes two ideal locations for artwork associated with the building would be at the corner created by the building extension where staff has asked for more landscaping or at the front left corner of the building to increase interest.

**Compliance with Development Standards/Guidelines:** The project is in conformance with zoning standards. No variances or deviations are requested. The applicant is continuing to develop a tree shading plan that complies with the 50% requirement and a condition requiring such a plan is included in the conditions of approval. The sidewalk and driveway approaches along the Arques frontage are substandard and as a condition of approval are required to be replaced to current city specifications in conjunction with the driveway approach modifications.

**Expected Impact on the Surroundings:**

Development of the project will provide for an opportunity for accelerated remediation of the existing groundwater contamination. The site has been vacant for ten years and in need of reinvestment. The new business will provide a modest level of vitality to the Thompson Place area potentially encouraging additional investment. The use and design is compatible with all forms of industrial uses permitted in the zoning district due to its low level of intensity, good access, and compatible building height and forms.

**Fiscal Impact**

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*Transportation Impact Fee:*

The project is expected to generate a moderate net increase of 17 trips as compared to the previous industrial use due to the comparative magnitude of the proposed facility. The transportation impact fee is estimated at \$30,381.72 and will be collected prior to the issuance of building permits for construction of the project.

No fiscal impacts other than normal fees and taxes are expected.

**Public Contact**

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**Planning Commission Study Session:** At the study session on September 26, 2005. The commission expressed interest in the following areas: security access, undergrounding of utilities, distance between Lowe's and the proposed structure, landscape treatments, architectural colors and exterior finish, parking layout, and appropriateness of uses. Staff has discussed these issues in their appropriate sections of the staff report.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 12 notices mailed to the property owners and residents within 300 ft. of the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

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**Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Permit . Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

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**Alternatives**

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1. Adopt the Negative Declaration and approve the Use Permit with attached conditions.
2. Adopt the Negative Declaration and approve the Use Permit with modified conditions.
3. Adopt the Negative Declaration and deny the Use Permit.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

**Recommendation**

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Alternative 1

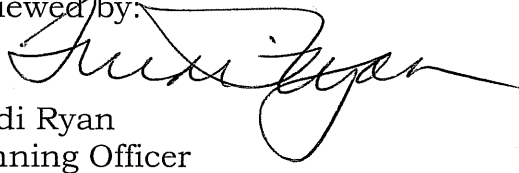
Prepared by:

  
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Reviewed by:

  
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Reviewed by:

  
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Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Water Board Correspondence
- E. Site and Architectural Plans
- F. Landscape Diagram

### **Recommended Findings - Use Permit**

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Goals and Policies that relate to this project are:

**Land Use and Transportation Policy N1.2** - *Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system*

The proposed use of self-storage is considered an appropriate use within an industrial zone due to the general warehouse/storage nature of such facilities and their compatibility with adjacent industrial building forms as well as industrial uses. The use is a relatively low intensity use in terms of on site personnel, customers, and traffic generation.

**Land Use and Transportation Policy N1.3** – *Support a full spectrum of conveniently located commercial, public and quasi-public uses that add to the positive image of the City.*

The proposed use provides much support for commercial, industrial businesses as well as residents within the city. The site is conveniently located near major arterials.

**Land Use and Transportation Action Statement- N1.1.1** – *Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.*

The proposed commercial self-storage use is appropriately located within an industrial neighborhood and will have minimal impact to current traffic circulation in the vicinity.

**Community Design Sub-Element Goal 2.5B** – *Goal 2.5B Create an attractive street environment which will compliment private and public properties and be comfortable for residents and visitors.*

The redevelopment of the site includes attractive landscaping with appropriate building setbacks. The site is currently vacant and in need of reinvestment in the property.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project redevelops a site that is currently vacant and deteriorating. The proposed commercial use is appropriately located along a major street that is convenient for residents as well as businesses.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because impacts to adjacent uses are not significant. Noise and traffic impacts should not increase from the previously occupied use. Upgrades to landscaping on the site will also improve the visual impact from the surrounding area. As conditioned the project complies with the Industrial Design Guidelines.

**Recommended Conditions of Approval - Use Permit**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. The Project shall be in conformance with the plans approved at the public hearing. Minor changes may be approved by the Director of Community Development without a public hearing, major changes may be approved by the Planning Commission at a public hearing.
- B. The Conditions of Approval shall be reproduced on a page of the plans submitted for a building permit for this project.
- C. The Use Permit for the self-storage use shall expire if the use is discontinued for a period of one year or more.
- D. The Use Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to the expiration date.
- E. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Planning Commission.

**2. STORMWATER**

- A. An Impervious Surface Calculation is required to be completed and submitted for the California Regional Water Quality Control Board and a copy provided to the city prior to issuance of a Building permit.
- B. Prior to the issuance of a grading permit, a "Blueprint for a Clean Bay" shall be submitted and approved by the City.
- C. A final Stormwater Management Plan is subject to the review of the Director of Community Development prior to issuance of a building permit in conformance with 12.60 of the Sunnyvale Municipal Code, including third party certification of the final plan.
- D. Third Party Certified Stormwater plans must be recorded with the property deed. The owner is responsible for maintaining the stormwater BMPs.

**3. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary Development Permit from the Department of Public Works for all off-site improvements.
- B. Obtain clearance from the RWQCB for demolition, grading, and soil management plans.
- C. Obtain building permits for demolition of existing facilities and for improvements to the site.

**4. FEES**

- A. Prior to the issuance of a building permit, pay the Traffic Impact Fee estimated for a net increase of 17 peak hour trips. The fee may be paid at anytime prior to issuance of a building permit and is subject to the fee in place at the time the payment is made.

**5. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. The modified plans shall include an additional row of windows above the office area on the front façade. The Thompson façade shall also include a bank of windows under the metal canopy. Final arrangement and style of windows are subject to the review and approval by the Director of Community Development.
- B. Other architectural features can be considered that also provide character and relief to the building façades, including corner projects and variability of roofline height.
- C. Detailed review of truck loading area and roll up door entries are subject to the review and approval by the Director of Community Development.
- D. The roof screens shall have compatible character to that of the building including a cornice.
- E. Lighting sconces shall be included as a decorative element, sconces shall be an appropriate proportionate size to that of the building wall. Lighting shall be directed downward.
- F. The west elevation and Thompson elevation shall include modifications for alternating lighter and darker beige (or complementary color) for the wall panels with a darker accent color border. The border pattern may vary on the alternating panels as well. The panels shall also include a coarse texture to provide relief and differentiation from the smooth panels. All Final exterior building materials and details, including wall texture patterns and color scheme, are subject to review and approval of the Director of Community Development prior to issuance of a building permit



**6. EXTERIOR EQUIPMENT**

- A. Individual HVAC and mechanical equipment shall be screened and should be grouped to the extent practicable to allow for uniform large screening devices.

**7. ART REQUIREMENT**

- A. Comply with the art in private development requirements as noted in Sunnyvale Municipal Code Section 19.52.
- B. Submit an Art in Private Development application to the Director of Community Development for approval by the Arts Commission, prior to issuance of a Building permit.
- C. A bond, letter of credit, cash deposit or other similar security instrument for 1% of the construction valuation of the development project will be required prior to applying for a building permit. The bond will not released until completion and installation of the artwork requirement including related landscaping, lighting, base work and commemorative plaque.

**8. FENCES**

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development. The CMU screen wall may be required to include a decorative pattern of brick work and decorative cap.
- B. Walls along the perimeter property line shall be designed to accommodate existing tree root systems.
- C. Retaining walls greater than 18 inches shall be masonry.
- D. Only fences, hedges and shrubs or other natural objects 3 feet or less in height may be located within a "vision triangle."

**9. LANDSCAPING**

- A. Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
  - 1. Modification to parking lot maneuvering area at the first bend around the building circulating from Arques to Thompson to include additional landscaping outside of the 30-foot drive aisle. The area shall include appropriate trees, shrubs and ground cover (see Attachment F).
  - 2. Provide a tree-shading plan that accommodates 50% shading within 15 years of planting for all parking and maneuvering areas on the site, excluding the truck loading area.

3. Landscape plan shall demonstrate that at a minimum 70% of all landscaping meets a drought tolerant water wise standard.
  4. Pesticide reduction techniques shall be included into the landscape plan in accordance with the Post Construction Stormwater Management Plan.
  5. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
  6. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.
  7. The planting schedule for tree size shall follow the approved plan. No additional trees shall be less than 15-gallons. The tree locations may be modified to be placed in the new landscape area required in #1.
  8. All areas not required for parking, driveways or structures shall be landscaped and provided irrigation.
- B. Separate meters for landscaping irrigation and sewer billing are required.

**10. TREE PRESERVATION**

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development to protect on-site trees as well as trees located adjacent to the site. Two copies are required to be submitted for approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:
  1. Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- E. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

**11. LIGHTING**

- A. Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for approval by the Director of Community Development.
- B. Driveway and parking area lights shall include the following:
  - 1. High Pressure Sodium Vapor illumination or alternative with equivalent energy efficiency.
  - 2. Provide photocells for on/off control of all security and area lights.
  - 3. All exterior security lights shall be equipped with vandal resistant covers.
  - 4. Wall packs shall not extend above the second level of the building.
  - 5. A contour photometric plan that provides efficient and appropriate lighting levels for security that does not cause light trespass across property lines.
  - 6. Maximum of height of lighting poles and fixtures is 24 feet above grade.

**12. PARKING**

- A. Parking shall be available to customers and employees at all times, the spaces are not to be utilized as vehicle storage.
- B. Provide two Type I bicycle parking spaces for employees and a minimum of two Type II spaces for customers.

**13. RECYCLING AND SOLID WASTE (Operational)**

- A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval. The plan shall include waste as well as cardboard recycling bins.
- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- C. The required solid waste and recycling enclosure shall match the design, materials and color of the main building.

**14. RIGHT-OF-WAY IMPROVEMENTS**

- A. Obtain an Encroachment Permit from the Department of Public Works for modifications to the driveway curb cuts and sidewalk improvements.
- B. Routing of sidewalks shall take existing street trees into consideration.
- C. Curbs, street trees, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.

**15. ROOF/ROOF SCREENS**

- A. All roof equipment shall be architecturally screened.

**16. SIGNS**

- A. Obtain a separate sign permit for any proposed signs.
- B. Install stop sign at driveway exits.

**17. STORAGE**

- A. Unenclosed storage of any motor vehicle shall be prohibited.
- B. No hazardous materials shall be stored within any of the units.
- C. Self-storage units shall be used for the purpose of storage of goods only. The units are not to be used for the purpose of storage of products, inventory, or warehousing for businesses purposes.

**18. UNDERGROUND UTILITIES**

- A. All existing on-site utilities, including boundary lines, shall be placed underground as well as any new service drops.

**19. VEHICLES**

- A. No vehicles or trailers shall be advertised for sale, nor shall there be vehicle sales, leasing or rentals conducted at the site.

**20. MISCELLANEOUS**

- A. Prior to commencement of new construction remove all debris, structures, area light poles, and paving from the site. Commercial salvage and recycling opportunities may be available please contact a city recycling specialist at 408-730-7484.
- B. Mixed debris and solid waste requires usage of Sunnyvale Franchise Haulers, contact Public Works Solid Waste for information.
- C. Prior to the issuance of a building permit for the construction of the new development, the existing lots shall be merged via a parcel map to remove the property line situated through the proposed building.
- D. Prior to the issuance of a building permit for the construction for the new development, existing easements in conflict with the proposed building footprint and unnecessary easements shall be removed.
- E. Any proposed deeds, covenants, restrictions and by-laws relating to the parcels, other than those required by the RWQCB, are subject to review and approval by the Director of Community Development and the City Attorney.
- F. Outdoor loudspeakers are prohibited